

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
No 2010-20

A resolution of intention to initiate amendments to Title 17, Zoning, adding additional permitted and conditional uses to the Neighborhood Commercial Zone-1, (Indoor) (CN-1) zoning district and adding a definition for "animal hospitals and veterinary services" to the definitions section of the zoning ordinance

WHEREAS, the Mariposa County Code is adopted by ordinance; and

WHEREAS, Title 17, Chapter 17.76 establishes Neighborhood Commercial Zone-1 (Indoor)(CN-1) zoning standards; and

WHEREAS, Section 17.76.020 establishes Development Standards for the Neighborhood Commercial Zone-1, (Indoor); and

WHEREAS, Section 17.148.010 establishes Definition of terms and phrases; and

WHEREAS, the adopted Mariposa County General Plan Implementation Measure 5-1a(2) states that "land development regulations should respect the diversity of rural lifestyles allowing the right to use one's property." Adding an additional permitted use to the CN-1 zone will expand on what one can do with one's property as it pertains to evolving home enterprise businesses thus allowing for more options and ultimately contributing to the rural and diverse Mariposa lifestyle.

WHEREAS, the adopted Mariposa County General Plan Implementation Measure 5-4b(1) states that "zoning shall include provisions to include zoning districts with flexible standards for defining business and industry uses in a changing economy." Evolution of the County's zoning ordinance needs to occur in order to keep up with changing world and local economic needs and demands. Proven new technology and other societal factors should be incorporated into the County's zoning ordinance resulting in positive and progressive change for all Mariposa County residents.

NOW BE IT THEREFORE RESOLVED THAT the Planning Commission of the County of Mariposa does hereby initiate an amendments to Sections 17.16.020 and 17.148.010 of Mariposa County Code.

BE IT THEREFORE FURTHER RESOLVED THAT the proposed amendments to Sections 17.16.020 and 17.148.010 would incorporate additional definitions

and bring additional permitted and conditional use classifications to the CN-1 zoning district in keeping with previous Planning Director determinations and the goals, policies and implementation measures contained in the Mariposa County General Plan.

BE IT THEREFORE FURTHER RESOLVED THAT the amendment to Section 17.148.010 of the Mariposa County Code will read as follows (new text shown in *italicized underlined type* and deleted text shown in ~~strike-thru type~~):

17.148.010 Definitions of terms and phrases.

The following terms and phrases shall be used in this title and are listed alphabetically:

Animal hospitals and veterinary services:

Establishments where animals receive medical treatment, surgical treatment, shelter and care on a commercial basis. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and boarding of animals is included if accessory to the hospital use; no exterior boarding of animals is allowed.

BE IT THEREFORE FURTHER RESOLVED THAT the amendment to Section 17.316.020.(1)b of the Mariposa County Code will read as follows (new text shown in *italicized underlined type* and deleted text shown in ~~strike-thru type~~):

17.76.020 Development standards for CN-1.

Development standards for the CN-1 shall be as follows:

A. Uses:

1. Permitted Uses: The following indoor uses shall be permitted within any CN-1 zone:

a. Office and Professional Uses:

- (1) Administrative, doctors, dental, stockbrokers, attorneys, accountants, real estate, and other similar professional offices;
- (2) Libraries and reading rooms;
- (3) Photographers' studios and supplies;
- (4) Urgent care facilities.

b. Retail Sales:

- (1) Antique and gift shops;
- (2) Auto parts--new or reconditioned;
- (3) Art galleries and studios;
- (4) Clothing, drug, food, beverage, hardware, paint, nursery stock, feed, radio, television, furniture, appliance, sporting goods, camping supplies, and variety stores.

c. Services:

- (1) Barber and beauty shops;
- (2) Banks and similar financial institutions;
- (3) Shoe repair shops;

- other related services;
- (4) Travel agencies, tourist information centers and
 - (5) Locksmiths, gunsmiths, and other similar uses;
 - (6) Convenience printing and duplicating services.
 - (7) Animal hospitals and veterinary services

BE IT THEREFORE FINALLY RESOLVED THAT all other text in this Section of County Code shall remain unchanged.

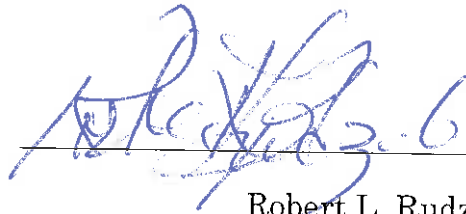
ON MOTION BY Commissioner Tucker, seconded by Commissioner Marsden, this resolution duly passed and adopted this 10th day of September 2010 by the following vote:

AYES: Marsden, Rudzik and Tucker

NOES:

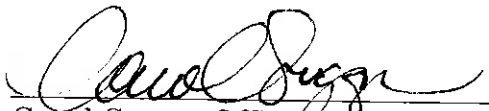
ABSENT: Francisco and Ross

ABSTAIN:



Robert L. Rudzik, Chairman
Mariposa County Planning Commission

Attest:



Carol Suggs, Office Technician